176.0	0003	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	652,600 / 652,600
					USE VALUE:	652,600 / 652,600
					ASSESSED:	652,600 / 652,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		LANCASTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOGAN HENRY P JR & FRANCES
Owner 2:	
Owner 3:	
Street 1:	56 LANCASTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,620 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1921, having primarily Vinyl Exterior and 1788 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4620.000	261,000	600	391,000	652,600
Total Card	0.106	261,000	600	391,000	652,600
Total Parcel	0.106	261,000	600	391,000	652,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.99 | /Parcel: 364.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0003-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	261,100	600	4,620.	391,000	652,700	652,700	Year End Roll	12/18/2019
2019	101	FV	205,900	600	4,620.	385,400	591,900	591,900	Year End Roll	1/3/2019
2018	101	FV	213,100	600	4,620.	296,100	509,800	509,800	Year End Roll	12/20/2017
2017	101	FV	213,100	600	4,620.	279,300	493,000	493,000	Year End Roll	1/3/2017
2016	101	FV	213,100	600	4,620.	257,000	470,700	470,700	Year End	1/4/2016
2015	101	FV	200,600	700	4,620.	240,200	441,500	441,500	Year End Roll	12/11/2014
2014	101	FV	200,600	700	4,620.	221,200	422,500	422,500	Year End Roll	12/16/2013
2013	101	FV	200,600	700	4,620.	221,200	422,500	422,500		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13739

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11695-369		6/16/1969			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/26/1995	429	Manual	6,000					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
8/1/2018	Inspected	BS	Barbara S
7/3/2018	MEAS&NOTICE	BS	Barbara S
10/22/2008	Meas/Inspect	163	PATRIOT
2/26/2000	Inspected	197	PATRIOT
1/6/2000	Mailer Sent		
12/23/1999	Measured	276	PATRIOT
7/14/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4620		Sq. Ft.	Site		0	70.	1.21	6									391,020						391,000	

Total AC/HA: 0.10606 | Total SF/SM: 4620 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 391,020 | Spl Credit | Total: 391,000

User Acct

118161

GIS Ref

GIS Ref

Insp Date

08/01/18

!13739!

PRINT

Date	Time
12/11/20	03:39:15

LAST REV

Date	Time
08/29/18	08:34:36

apro

USER DEFINED

Prior Id # 1:	118161
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	13 - Earth		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23724830
Const Adj.:	0.94999999
Adj $ / SQ:	146.923
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	354579
Depreciation:	93609
Depreciated Total:	260970

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

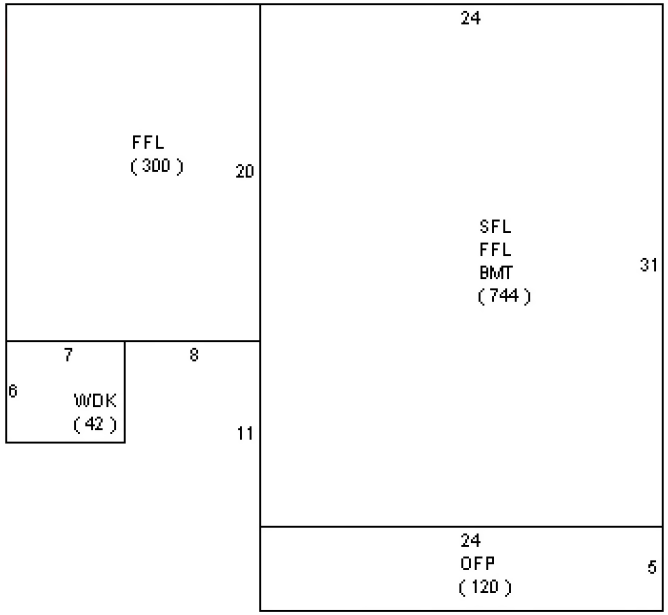
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	146.92
Special Features:	0	Val/Su Net:	96.88
Final Total:	261000	Val/Su SzAd	145.97

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,044	146.920	153,388
BMT	Basement	744	44.080	32,793
SFL	Second Floor	744	146.920	109,311
OFP	Open Porch	120	28.740	3,449
WDK	Deck	42	15.200	638

Net Sketched Area:	2,694	Total:	299,578
Size Ad	1788	Gross Are	2694	FinArea	1788
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 176.0-0003-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	23X12	A	AV	1970	3.61	T	39.2	101			600			600
2	Frame Shed	D	Y	1	8X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600